AMENDED AND RESTATED MANAGEMENT CERTIFICATE FOR EMORY PARK RESIDENTIAL COMMUNITY, INC. AND EMORY PARK

STATE OF TEXAS §
COUNTY OF DALLAS §

- I, Sam Nagel, President of Emory Park Residential Community, Inc., (hereafter referred to as "Association"), a Texas nonprofit corporation, submit the following Management Certificate.
- 1. <u>Name Of Subdivision</u>: Emory Park
- 2. Name Of Association: Emory Park Residential Community, Inc.
- 3. <u>Recording Data Of The Subdivision</u>: Lots 1 through 27, Block 9A/7265, Trinity Terraces Addition, a Shared Access Development in the City of Dallas, Dallas County, Texas, as shown on the Plat recorded om 202100095461, Plat Records, Dallas County, Texas.
- 4. Recording Data For The Association (Document No. Refers To The Official Public Records Of Dallas County, Texas:

Declaration of Covenants, Conditions and Restrictions for Emory Park	Document No. 202100340031
Emory Park Community Manual	Document No. 202100345555
Emory Park Adoption of Working	Document No. 202100342743
Capital Assessment	

5. <u>Mailing Address Of The Association</u>:

Emory Park Residential Community, Inc. C/O Mustang Realty Group, L.L.C. 5612 Richmond Avenue Dallas, TX 76206

6. Name, Mailing Address, Telephone Number, And E-Mail Address Of The Person Managing The Association Or The Association's Designated Representative:

Mustang Realty Group, L.L.C.

Attn. Sean Schulgen

5612 Richmond Avenue

Dallas, TX 76206

(214) 563-1131

schulgen@mustangrealty.com

7. Website Address Of Any Internet Website On Which The Association's Dedicatory Instruments Are Available In Accordance With Section 207.006 of the Texas Property http://mustangrealty.com/

8. <u>Transfer And Resale Certificate Fees</u>:

Transfer Fee and Resale Certificate Fee: As charged by Mustang Realty Group, L.L.C. Working Capital Assessment: \$500

9. Other Information The Association Considers Appropriate: None

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Note: This Management Certificate does not claim to identify all recorded documents of the Association.

CERTIFICATION

"I, the undersigned, being the Managing Agent of Emory Park Residential Community, Inc. hereby certifies that this Management Certificate is effective as of the date signed below."

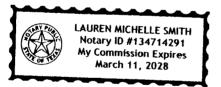
Emory Park Residential Community, Inc., a Texas nonprofit corporation,

Sean Schulgen, Managing Agent

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on August 14, 2024, by Sean Schulgen, Managing Agent of the Emory Park Residential Community, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



lotary Public, State of Texas

Dallas County John F. Warren Dallas County Clerk

Instrument Number: 202400164172

eRecording - Real Property

Recorded On: August 15, 2024 11:14 AM Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

******* THIS PAGE IS PART OF THE INSTRUMENT ********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information: Record and Return To:

Document Number: 202400164172 CSC Global

Receipt Number: 20240815000374

Recorded Date/Time: August 15, 2024 11:14 AM

User: Tineka S Station: Cc102



STATE OF TEXAS COUNTY OF DALLAS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren Dallas County Clerk Dallas County, TX